141.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	807,700 /	807,700
USE VALUE:	807,700 /	807,700
ASSESSED:	807,700 /	807,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEAKIN DAVID A/MICHELLE B
Owner 2:	
Owner 3:	
Street 1:	35 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BALZER GEORGE C JR--ETAL -
Owner 2:	BALZER EILEEN T -
Street 1:	35 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Aluminum Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7420.000	357,400	500	449,800	807,700
Total Card	0.170	357,400	500	449,800	807,700
Total Parcel	0.170	357,400	500	449,800	807,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.20 | /Parcel: 451.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
90500			05/11/17

!10877!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,400	500	7,420.	449,800	807,700		Year end	12/23/2021
2021	101	FV	346,700	500	7,420.	449,800	797,000		Year End Roll	12/10/2020
2020	101	FV	346,600	500	7,420.	449,800	796,900	796,900	Year End Roll	12/18/2019
2019	101	FV	262,200	500	7,420.	449,800	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	262,200	500	7,420.	398,400	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	260,200	500	7,420.	334,200	594,900	594,900	Year End Roll	1/3/2017
2016	101	FV	260,200	500	7,420.	334,200	594,900	594,900	Year End	1/4/2016
2015	101	FV	253,900	500	7,420.	289,200	543,600	543,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:30:57

LAST REV

Date	Time
03/23/21	14:50:36

danam

USER DEFINED

Prior Id # 1:	90500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10877

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALZER GEORGE C	43022-458		8/10/2004		505,000	No	No		
	10526-377		5/13/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	183	Redo Bat	20,000	C				
5/2/2016	552	Redo Kit	48,000					REMOD kITCH +BATH
5/26/2015	559	Porch	4,000					
6/5/2006	431	Re-Roof	6,000					
9/7/2004	833	New Wind	13,600					19 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	Measured	DGM	D Mann
5/11/2017	Permit Visit	DGM	D Mann
5/11/2017	Left Notice	DGM	D Mann
3/17/2009	Inspected	163	PATRIOT
1/9/2009	Measured	345	PATRIOT
9/23/2005	MLS	BR	B Rossignol
11/23/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7420		Sq. Ft.	Site		0	70.	0.87	8									449,821						449,800	

Total AC/HA:	0.17034	Total SF/SM:	7420	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,821	Spl Credit		Total:	449,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23655939
Const Adj.:	1.00979996
Adj $ / SQ:	162.328
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439010
Depreciation:	81656
Depreciated Total:	357354

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

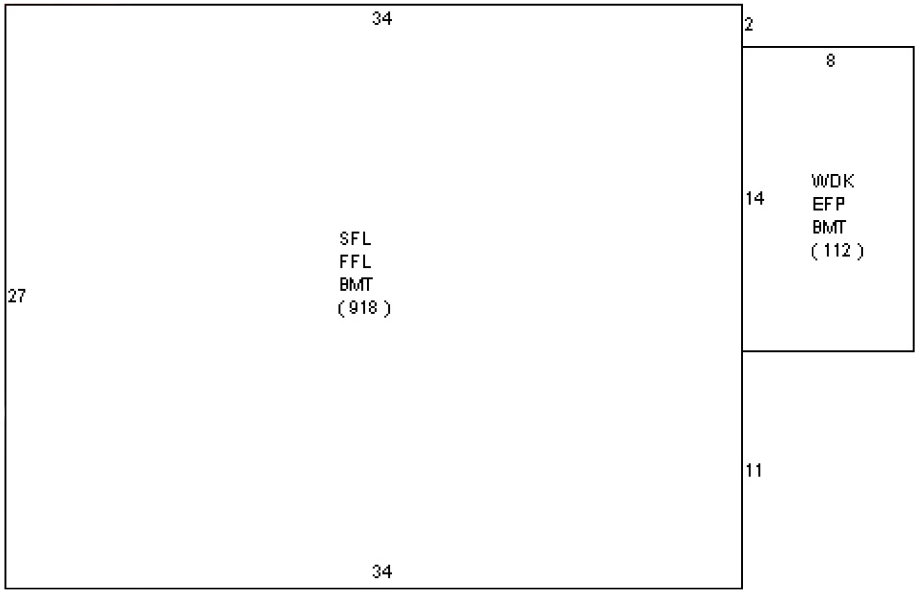
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.33
Special Features:	0	Val/Su Net:	117.41
Final Total:	357400	Val/Su SzAd	199.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,030	48.700	50,159
FFL	First Floor	918	162.330	149,017
SFL	Second Floor	872	162.330	141,566
EFP	Enclos Porch	112	52.040	5,828
WDK	Deck	112	15.070	1,688

Net Sketched Area:	3,044			Total:	348,258
Size Ad	1790.0999	Gross Area	3090	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X15	A	AV	1960	4.33	T	40.8	101			500			500

More: N	Total Yard Items: 500	Total Special Featues:	Total: 500